



City of Seattle
Seattle Department of Construction and Inspections
Engineering Services

MEGAN MCKAY
100 NE NORTHLAKE WAY, SUITE 200
SEATTLE, WA 98105

Re: Project #6702554-CN

Correction Notice #1

Review Type ENERGY
Project Address 904 E HIGHLAND DR
Contact Email MMCKAY@JOHNSTONARCHITECTS.COM
SDCI Reviewer Michael Bocklund
Reviewer Phone (206) 733-9994
Reviewer Fax
Reviewer Email Michael.Bocklund@seattle.gov
Owner Hemingway Condominiums LLC
Corrections also apply to Project(s)

Date February 21, 2020
Contact Phone (206) 523-6150
Address Seattle Department of Construction and Inspections
700 Fifth Ave
Suite 2000
P.O. Box 34019
Seattle, WA 98124-4019

Applicant Instructions

Please click on the following link to learn "[How to Respond to a Correction Notice](#)". If the 3-step process outlined in this document is not followed, there may be a delay in permit issuance and there is a potential for penalty fees.

For instructions on **uploading corrected plans through your portal**, follow this link: [How to Upload a Document to an Existing Permit](#)

Note that you will not be able to upload corrected plans until all reviews are completed and the project's status is "Corrections Required".

Codes Reviewed

This project has been reviewed for conformance with the following codes: 2015 Seattle Mechanical Code (SMC); 2015 Seattle Energy Code (SEC); 2015 Seattle Fuel Gas Code (SFGC); and 2015 Seattle Building Code (SBC).

Corrections

1. Component Performance ENV-UA Pg. 1 Calculation Form (Roofs)

Drawing BE900: the U-Factors appearing on the ENV-UA form do not match up to the two R23 roof assemblies appearing on A811 (by those, U's are expected to be 0.021). Review and update the ENV-UA U-Factors to match the two R23 assemblies appearing on the drawings.

Also, as the drawings make no indication of ci insulation beyond R20 (no slopes for +R20 noted anywhere), the U's on the ENV-UA form lower than 0.021 are in question. Add appropriate notes on the drawing to justify/support +20ci insulation levels that equate to lower than 0.021 U's.

[Note to SDCI reviewer: roof frmg is 11-7/8" TJI's at 16" o.c. per dwg S206]

2. Component Performance ENV-UA Pg. 1 Calculation Form (Walls Above Grade - Mass)

Drawing BE900: wall assembly 3X02 applied solo does not equate to a listed U-Factor of 0.058 as appears on the ENV-UA form. Review and support the 0.058 U with a calculation or otherwise explain how the 0.058 is justified.

Project #6702554-CN, Correction Notice #1

3. Component Performance ENV-UA Pg. 1 Calculation Form (Walls Above Grade - Mass)

Drawing BE900: provide a verifiable detail reference for the L1 Slab Edge R-11ci assembly noted on the ENV-UA calculation form (current ref. of 5/A914 is not current).

4. Component Performance ENV-UA Pg. 1 Calculation Form (Walls Below Grade)

Drawing BE900: the ENV-UA form lists assembly 3X12. Assembly 3X12 does not appear on drawing A200. Provide backup for where the 3X12 assembly occurs on the project.

Plus, no assembly 3X12 appears on drawing A810. Clarify.

5. Component Performance ENV-UA Pg. 1 Calculation Form (Floors - Mass Type)

Drawing BE900: the F47 Level 1 (L1) floor assembly on drawing A811 needs to have a U-Factor noted for the ci insulation.

6. Component Performance ENV-UA Pg. 1 Calculation Form (Floors - Mass Type)

Drawing BE900: the F46 Level 2 floor assembly identifier needs to appear on section 6/A417 or detail 9/A912.

7. Component Performance Calculations Excel Worksheets

Drawings BE 900, BE901 & BE902: the worksheets are "Revised Nov 2017" edition forms (look in the upper right hand corner for the "Revised Nov 2017" notation). These are outdated forms. It's ok to continue to use the forms for this project, but for your other upcoming work, use the latest "Revised Aug 2019" forms available on our SDCI site.

8. SEC C403.2.4.10 Group R-2 Programmable Heating System Controls

Add language to the drawings to require a *programmable* thermostat for control of the primary heating system within each dwelling unit.

Be apprised we did observe the Prgm. T'stat symbol on drawings A600 to A615. Without the symbol appearing on the actual floor plans, the requirement for a prgm t-stat is not met.

9. SEC C411 On-Site Renewable Energy Systems

Drawing A205: add a note to the drawing to see drawing BE902 for the solar C411 calculation.

10. Heating Load Calculations

SEC C403.2.1 and SMC 312.1: Provide a completed Heating Equipment Sizing calculation for each dwelling unit.

Calculation forms are available online at:

[http://www.seattle.gov/sdci/codes/codes-we-enforce-\(a-z\)/energy-code/forms](http://www.seattle.gov/sdci/codes/codes-we-enforce-(a-z)/energy-code/forms) after clicking look at the Residential Buildings section. At that section click on the link for Energy Code Worksheets from WSU. Once you're at the WSU site you'll find a spreadsheet for "Heating System Sizing Worksheet". The same link to "Energy Code Worksheets from WSU" appears here: <http://www.seattle.gov/sdci/permits/forms>

11. SMC 403.4.4 Local Exhaust Fans

Drawings A610 to A615: note on each drawing the CFM of each local exhaust fan local exhaust fan. Also note how each fan is run (continuously or switched intermittently). Refer to SMC Table 403.3 for CFM/controls*.

* Kitchens are to run at 25 CFM continuously or be minimum 100 CFM if switched intermittently. Bathrooms and Laundry Closets are to run at 20 CFM continuously or be set at 50 CFM if run/switched intermittently. If running continuously then mark as such on the drawings.

Also, be advised, if exceeding 400 CFM for the kitchen fans, then review SMC 505.2 and note makeup air on the drawings.

12. SMC 403.4.5 & SMC 403.4.6 Whole House Ventilation Systems

Drawings A610 to A615: note on the drawings how meeting SMC 403.4.5 & 403.4.6 for the new dwellings by indicating on the drawings which exhaust fan shall function as each dwelling's whole house exhaust fan.

Additionally -

a) Indicate on the drawings whether the whole house fans (WHF) for the dwellings will operate continuously or intermittently.

b) If the WHFs are to operate continuously, indicate the CFM flow rates to be provided (ref. SMC Table 403.4.1).

c) If the WHF systems are to operate intermittently, indicate on the drawing the run-time percentage in each 4-hour segment and, the corresponding upsized ventilation CFM (ref. SMC 403.4.5.1 & SMC Table 403.4.5.1).

d) Per SMC 403.4.6.1 Outdoor Air section: as the unit's are relying on operable windows (Mech. Elec. Note #7 on dwg's A610 to A615) note on the drawings the windows to be controllable and securable.

13. Exhaust Vent Clearances

Per SMC 501.3, exhausts shall terminate outdoors and not in attics, soffits, ridge vents, or crawl spaces and, per SMC

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501.3.1-#3, exhausts shall terminate not less than 3 feet from property lines, 3 feet from operable openings into the building and 10 feet from mechanical air intakes.

Accordingly, illustrate on elevation drawings A302 to A305 the exhaust fan vents with 3 ft radius clearance circles for plan verification and inspection purposes.

14. SMC 403 & Table 403.3.1.1 Ventilation at Public Spaces - Corridors

Drawings A200 through A203: illustrate and note on the plans that adequate spaces are provided allowing for mechanical ventilation systems to supply air to the corridors (no mechanical plans are required). It's acceptable in your response letter to acknowledge this is covered by referencing shafts/spaces on the plans (be apprised a note add only is not sufficient -> the provided spaces must appear on the drawings).

15. SMC 404 and SMC 501.3.1-#5 Parking Garages

Drawing A200: illustrate and note on the plans that spaces are provided allowing for the garage to be ventilated per SMC 404, with termination of exhaust points adhering to SMC 501.3.1-#3 (mechanical plans are not required).

It's acceptable in your response letter to reference shafts/spaces on the plans for this item (be apprised notes only are not sufficient -> the provided spaces must appear on the drawings).

Also, the 18" SQ. LOUVER AND FAN noted on A200 needs further documentation added to demonstrate how it is utilized in the overall garage ventilation scheme.

☐ Revised Schedule

☐ Addition to Previous Schedule

☒ 2015 SBC



SDCI Statement of Structural Special Inspection

Project Number 6702554-CN

Date 2/21/2020 8:25:30 AM

Project Address 904 E HIGHLAND DR

SDCI Plan Examiner Michael Bocklund

Architect

Architect Phone

Engineer

Engineer Phone

Prior to issuance of a building permit, the owner, architect, or engineer acting on behalf of the owner shall appoint an inspection agency and shall sign and submit this form to the building official.

Property Owner, Architect, or Engineer Signature

I hereby certify that the engineering firm and inspection agency named below has been engaged to perform the special inspections outlined below as required by the Seattle Building Code. It is the responsibility of the owner or the owner's designee to notify the inspection agency or observer in a timely manner when the inspections listed below are required.

Signature	Title	Date	Phone
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Required Special Inspections

Inspection Agency Name

Inspection Agency Phone

Inspection Type	Description
1. Pt Prestressed Concrete	
2. Reinforced Concrete - Cip	
3. Augercast Piles - G/R/F Test	
4. Structural Steel Fabrication	
5. Structural Steel Erection	
6. Wood Seismic	
7. Shoring System Welding	
8. Tieback Grout Strength	

Call (206) 684-8860 to schedule a pre-construction conference before the start of construction

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